

SINGLE TENANT MOB

NNN Investment Opportunity



8+ Years Remaining | Scheduled Rental Increases | Dense Retail & Medical Trade Area



1933 2nd Loop Road

FLORENCE SOUTH CAROLINA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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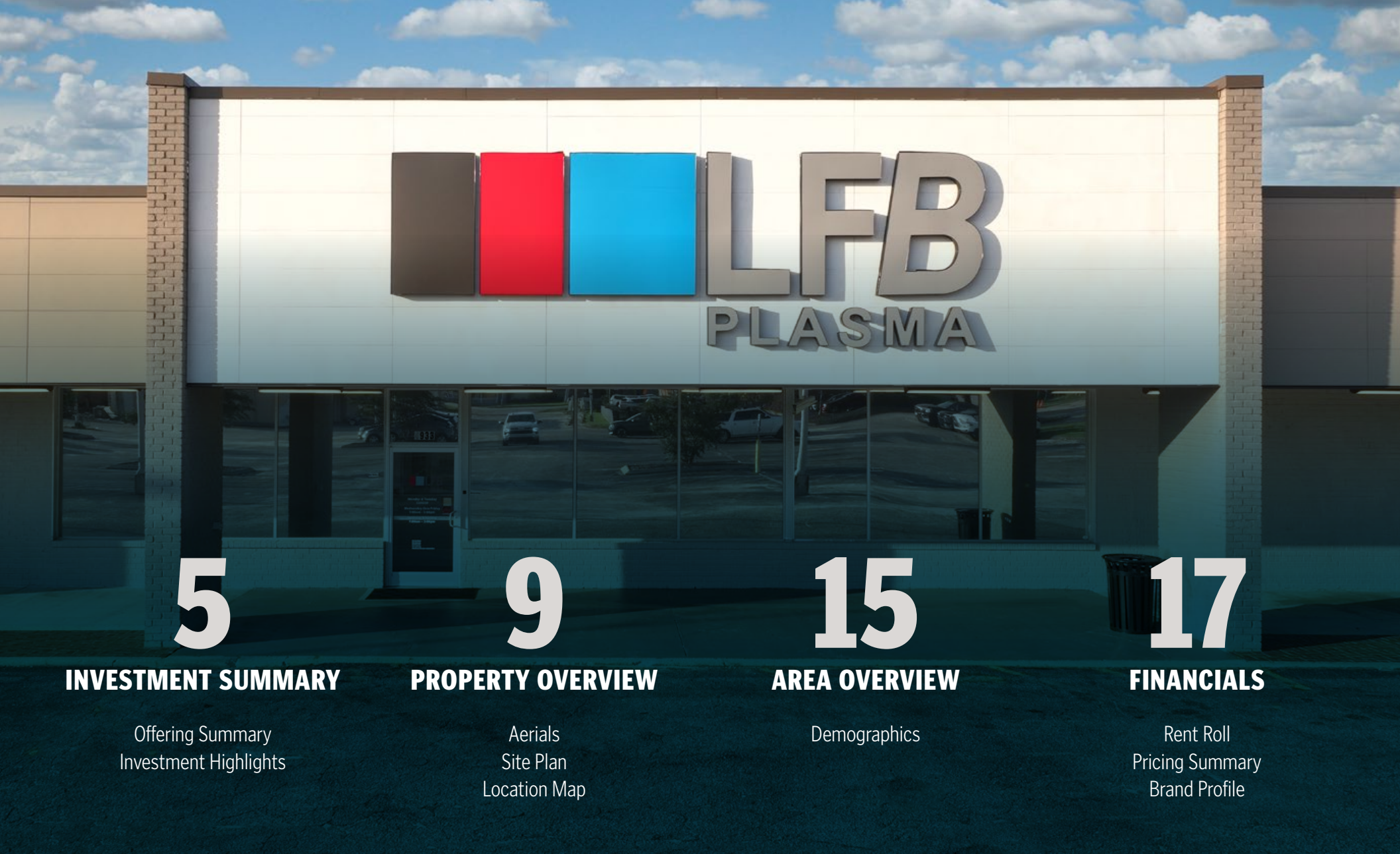
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NATIONAL NET LEASE

Broker in Charge: Scott Tiernan, SRS Real Estate Partners-Southeast, LLC | SC License No. 129027



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FINANCIALS

Rent Roll
Pricing Summary
Brand Profile

PROPERTY PHOTO





SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NNN leased, corporate signed, LFB Plasma investment property located in Florence, SC. The tenant LFB American Plasma, LLC (dba LFB Plasma) has 8+ years of term remaining with an additional 4 (5-year) option periods left to extend. The lease features a 10% increase in year 11 and at the beginning of each option period, growing NOI and hedging against inflation. The lease is signed by the corporate entity and is NNN with limited landlord responsibilities, making this an ideal, low-management investment opportunity for a passive investor.

LFB Plasma is strategically located along 2nd Loop Road with clear visibility and access to an average of 30,900 vehicles passing by daily. The asset also benefits from nearby access onto U.S. Highway 76 (24,200 VPD), Interstate 95 (60,900 VPD), and Interstate 20 (30,900 VPD), making this a centralized location with easy commutes. The property is ideally situated within a dense retail trade area and is near some major shopping centers including Southpark Center (69K+ SF), Southside Commons (240K+ SF), Magnolia Mall (601K+ SF), and others. The surrounding tenants consist of Food Lion, CVS Pharmacy, Walmart, Lowe's, Sam's Club, Home Depot, Kohl's, Target, and others. The strong tenant presence drives a loyal, local consumer base to the trade area, promoting crossover exposure and contributing to the local economy. Furthermore, the property is near numerous single-family communities and multi-family complexes including Four Oaks (80 units), Landmark Woods (104 units), and Sedgefield (272 units), providing a direct residential consumer base. The 5-mile trade area is supported by over 76,300 residents and 51,900 daytime employees, with an average annual household income of \$88,566.

PROPERTY PHOTOS





OFFERING

Price	\$4,092,000
Net Operating Income	\$286,440
Cap Rate	7.00%
Lease Signature	Corporate
Tenant	LFB American Plasma, LLC
Lease Type	NNN
Landlord Responsibilities*	Roof, structure, taxes, and insurance

Note 1: Tenant pays additional rent for real estate taxes and insurance.

Note 2: Landlord is to carry all risk property, commercial general public liability, and property damage insurance.

PROPERTY SPECIFICATIONS

Rentable Area	17,174 SF (est.)
Land Area	3.38 Acres
Property Address	1933 2nd Loop Road Florence, South Carolina 29501
Year Built / Remodeled	1970 / 2017
Parcel Number	90029-01-014
Ownership	Fee Simple (Land & Building)

8+ Years Remaining | Scheduled Rental Increases | Corporate Signed Lease | Well-Known & Established Brand

- The tenant has 8+ years of term remaining with an additional 4 (5-year) option periods left to extend
- The lease features a 10% increase in year 11 and at the beginning of each option period, growing NOI and hedging against inflation
- The lease is signed by the corporate entity
- Founded in 1994, LFB is among the leading bio-pharmaceutical companies with a focus in immunology, homeostasis, and intensive care
- Within LFB Group is LFB Plasma which operates plasma collection centers in Alabama, Colorado, Florida, North Carolina, and South Carolina

NNN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Landlord is responsible for roof, structure, taxes, and insurance
- Tenant reimburses all tax and insurance expenses via additional rent payments
- Landlord is to carry all risk property, commercial general public liability, and property damage insurance
- Ideal, low-management investment for a passive investor

Direct Residential Consumer Base | Strong Demographics in 5-Mile Trade Area

- The property is near numerous single-family communities and multi-family complexes, providing a direct residential consumer base
- The nearby multi-family complexes include Four Oaks (80 units), Landmark Woods (104 units), Sedgefield (272 units), and others
- More than 76,300 residents and 51,900 employees support the trade area
- \$88,566 average household income

Dense Retail Trade Area | Major Surrounding Shopping Centers | Strong Tenant Presence | Regency Hospital - Florence

- The property is ideally situated within a dense retail trade area
- The asset is near major shopping centers including Southpark Center (69K+ SF), Southside Commons (240K+ SF), Magnolia Mall (601K+ SF), and others
- The surrounding tenants consist of Food Lion, CVS Pharmacy, Walmart, Lowe's, Sam's Club, Home Depot, Kohl's, Target, and others
- The strong tenant presence drives a loyal, local consumer base to the trade area, promoting crossover exposure and contributing to the local economy
- The property is also within a dense medical trade area and is a quick 10-minute drive to Regency Hospital – Florence, a critical illness recovery hospital with 44 beds

Located Along 2nd Loop Road | Centralized Location | Excellent Visibility & Access

- Strategically located along 2nd Loop Road with clear visibility and access to an average of 30,900 vehicles passing by daily
- The asset also benefits from nearby access onto U.S. Highway 76 (24,200 VPD), Interstate 95 (60,900 VPD), and Interstate 20 (30,900 VPD)
- The nearby highways make this a centralized location with easy commutes
- The asset has excellent visibility and multiple points of ingress/egress

LOCATION



Florence, South Carolina
Florence County
Florence MSA

ACCESS



Valparaiso Drive: 2 Access Points
Patton Drive: 1 Access Point

TRAFFIC COUNTS



2nd Loop Road: 30,900 VPD
U.S. Highway 76: 24,200 VPD

IMPROVEMENTS



There is approximately 17,174 SF of existing building area

PARKING



There are approximately 171 parking spaces on the owned parcel
The parking ratio is approximately 9.96 stalls per 1,000 SF of leasable area

PARCEL



Parcel Number: 90029-01-014
Acres: 3.38
Square Feet: 147,268

CONSTRUCTION



Year Built: 1970
Year Renovated: 2017

ZONING



AC: Activity Center



30,900
VEHICLES PER DAY

LFB
PLASMA

CROSSROADS CENTER
BIG LOTS!
planet fitness
CATO
Conn's HomePlus
Badcock & more

W

Public Storage

DOLLAR GENERAL

Sunshine House
EARLY LEARNING ACADEMY

Pizza Hut

COMPtech

SNIPES

ROGER'S

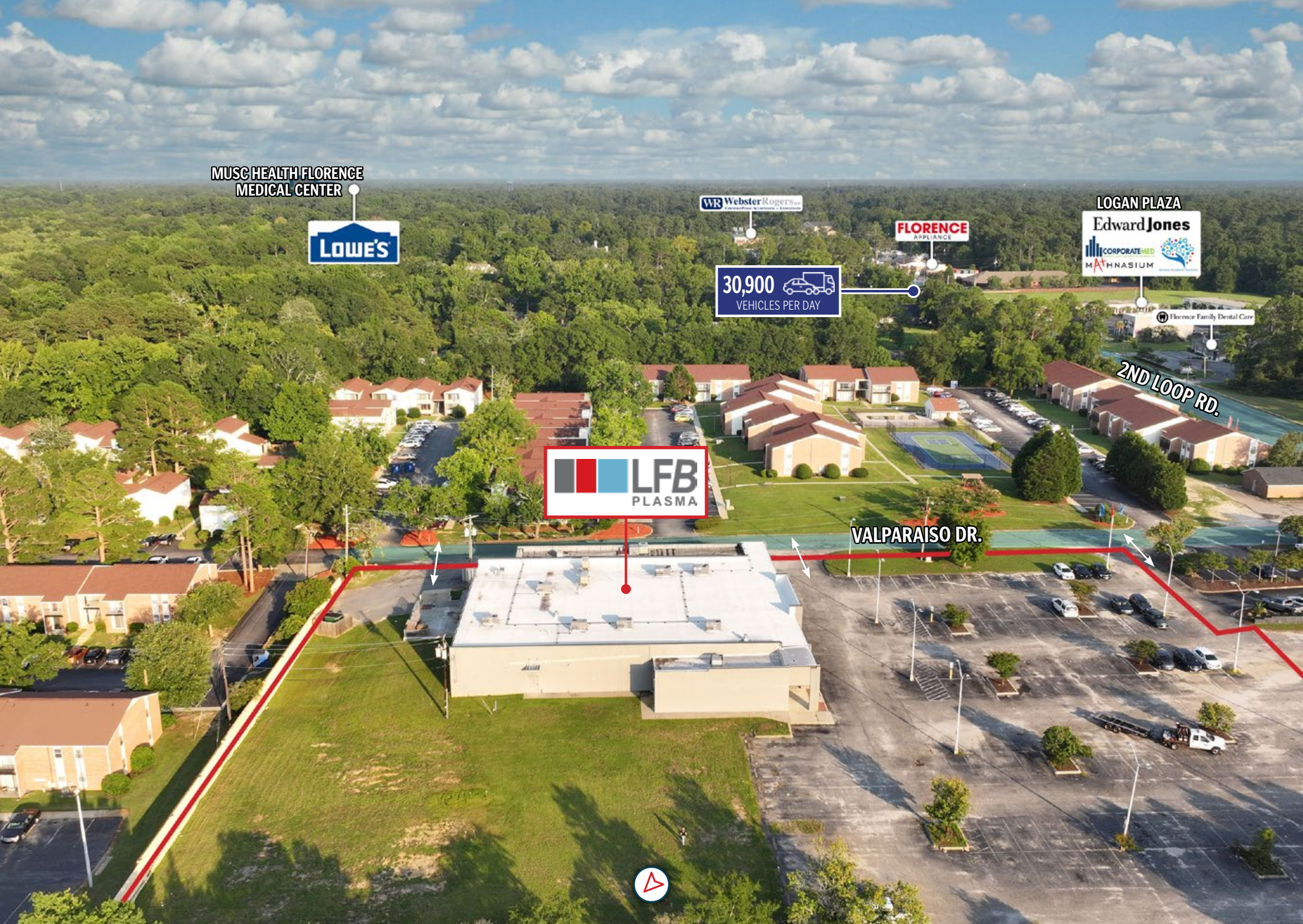
TALLY'S
FLOWERS & GIFTS

Hertz

2ND LOOP RD.

VALPARAISO DR.





MUSC HEALTH FLORENCE
MEDICAL CENTER



WR Webster Rogers

FLORENCE
APPLIANCE

LOGAN PLAZA

Edward Jones
CORPORATE MED
MATHNASIUM

30,900
VEHICLES PER DAY

Florence Family Dental Care

2ND LOOP RD.



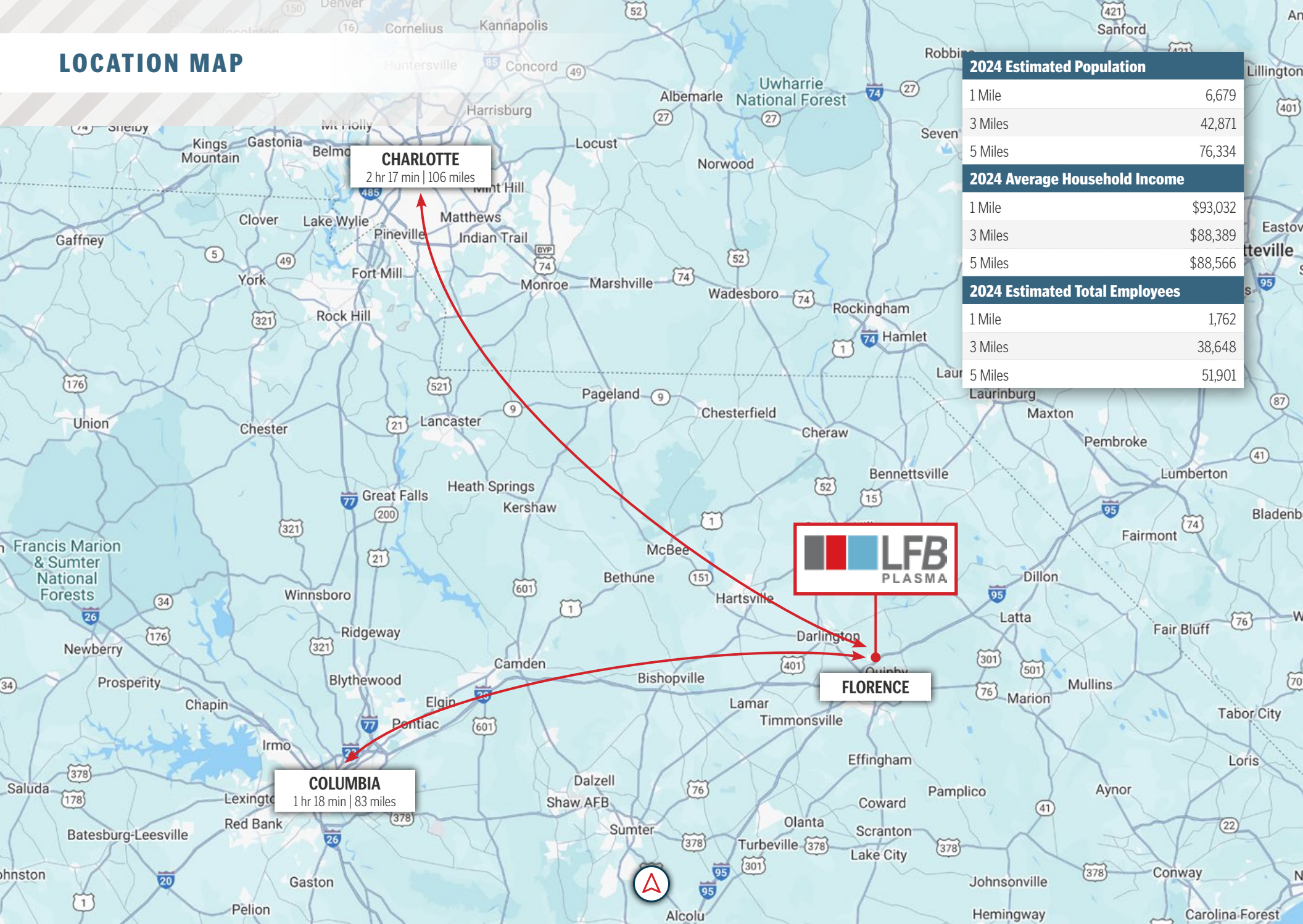
VALPARAISO DR.







LOCATION MAP





FLORENCE, SOUTH CAROLINA

Florence, South Carolina, in Florence county, is 74 miles east of Columbia, South Carolina (center to center) and 94 miles southeast of Charlotte, North Carolina. The city of Florence has a population of 40,395 as of July 1, 2024. The city became a major medical center in the 20th century.

Florence, South Carolina, is a regional hub with a diverse and growing economy. During the latter part of the 20th century and early 21st century, Florence's economy was transformed from being based largely on rail and farming into a diversified economy as the major commerce, finance, rail and trucking services, health care, and industrial center of the Eastern Carolinas. With a diverse and dynamic array of industries including Food and Beverage, Distribution and Logistics, Automotive, and Manufacturing, the area is a popular destination for business investment. Florence is a significant medical center for the region. McLeod Health and MUSC Health Florence Medical Center are major employers, providing extensive healthcare services and contributing significantly to the local economy. The manufacturing sector is a key component of Florence's economy. The area hosts several large manufacturing plants, including those operated by companies like Honda.

Florence also serves as the financial and service hub for the Eastern Carolinas, with many financial and professional management institutions invested heavily within the city. Companies with regional operations and headquarters include Truist Financial, Monster.com, Otis Elevator, CSX Transportation and Wells Fargo. Florence has operation headquarters for AT&T and is the southeastern headquarters of Duke Energy Inc.

While staying in Florence, one can explore the city's history by visiting the Florence Public Library and Florence Museum of Art, Science, and History. The city also has several other museums such as the War Between the States Museum, Browntown Museum, and Indigo Museum. Some of the local parks are Chase Park, Maple Park, Jeffries Creek Park, and Timrod Park. Visitors can enjoy shopping at the Hallmark Square Shopping Center, Florence Plaza Shopping Center, Florence Mall Shopping Center, and South Park Shopping Center. Francis Marion University, Betty Stevens Cosmetology Institute, and Florence Darlington Technical College are some of the local colleges and universities. Florence Regional Airport is nearby.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	6,679	42,871	76,334
2029 Projected Population	6,630	42,776	76,675
2010 Census Population	6,708	41,587	71,984
Projected Annual Growth 2024 to 2029	-0.15%	-0.04%	0.09%
Historical Annual Growth 2010 to 2020	0.00%	0.39%	0.49%
Households & Growth			
2024 Estimated Households	2,868	18,535	31,590
2029 Projected Households	2,880	18,692	32,063
2010 Census Households	2,843	17,405	28,866
Projected Annual Growth 2024 to 2029	0.08%	0.17%	0.30%
Historical Annual Growth 2010 to 2020	0.02%	0.60%	0.73%
Race & Ethnicity			
2024 Estimated White	67.16%	52.60%	48.69%
2024 Estimated Black or African American	24.88%	39.15%	43.36%
2024 Estimated Asian or Pacific Islander	2.92%	3.21%	2.82%
2024 Estimated American Indian or Native Alaskan	0.19%	0.25%	0.27%
2024 Estimated Other Races	1.83%	1.55%	1.59%
2024 Estimated Hispanic	4.04%	3.40%	3.59%
Income			
2024 Estimated Average Household Income	\$93,032	\$88,389	\$88,566
2024 Estimated Median Household Income	\$67,856	\$59,776	\$62,488
2024 Estimated Per Capita Income	\$40,598	\$38,128	\$36,496
Businesses & Employees			
2024 Estimated Total Businesses	212	2,801	3,517
2024 Estimated Total Employees	1,762	38,648	51,901



Tenant Name	Square Feet	LEASE TERM			RENTAL RATES						
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
LFB American Plasma, LLC	17,174	11/28/2017	11/30/2032	Current	-	\$23,870	\$1.39	\$286,440	\$16.68	NNN	4 (5-Year)
(Corporate Signature)	(est.)	(est.)		12/1/2027	10%	\$26,257	\$1.53	\$315,084	\$18.35		10% Increase at the Beg. of Each Option

FINANCIAL INFORMATION

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FOR FINANCING OPTIONS AND LOAN QUOTES:
Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



LFB PLASMA

lfbplasma.com

Company Type: Subsidiary

Locations: 6

Parent: LFB Biotechnologies

LFB is a biopharmaceutical group that develops, manufactures, and markets plasma-derived medicinal products and recombinant proteins for the treatment of patients with serious and often rare diseases. Created in France in 1994, LFB today is a leading European company providing plasma-derived medicinal products to healthcare professionals. Its mission is to offer patients new treatment options for unmet needs in three major therapeutic areas: immunology, haemostasis, and intensive care. LFB's current market portfolio includes 15 biomedicinal products sold in about 30 countries.

Source: lfbplasma.com/about





THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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